



Wylie Planning and Zoning Commission

**Minutes
Wylie Planning & Zoning Commission
Tuesday January 17, 2017 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:052 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Dennis Larson, , Commissioner Mike McCrossin, Commissioner Roger Myers, and Commissioner Randy Owens. Commissioner Jerry Stiller was absent and Commissioner Sonia Ahmed arrived late.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner, Mary Bradley, Administrative Assistant, and City Engineer, Tim Porter.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation. Commissioner Myers led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 3, 2017, Regular Meeting.

Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Owens to approve the minutes for January 3, 2017, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Final Plat Stone Ranch

Consider, and act upon, approval of a Final Plat creating 138 single family residential lots and 5 open space lots on 38.113 acres for the Stone Ranch Subdivision, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue.

Staff Presentation

Mr. Molina stated that the final plat for Stone Ranch will create 138 single-family residential lots and five open spaces lots that will be maintained by an established Homeowners Association. The property totals 38.113 acres.

The conditions within the Planned Development allows for a minimum lot size of 7,200 square foot lots for Lots 2-9 Block B, Lots 13-16 and 19-22 Block C, Lots 2-6 and 9-13 Block D, and Lots 2-8 Block F. All other lots are to have a minimum lot size of 8,500 square foot.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Board Action

With no questions for the applicant, a motion was made by Commissioner Larson, and seconded by Commissioner Myers, to recommend approval to the City Council for Stone Ranch Final Plat. Motion carried 5 – 0.

Public Hearing Agenda

Public Hearing 1 – Wal-Mart, ZC 2016-17

Hold a Public Hearing and consider a recommendation to the City Council regarding amending Planned Development 99-32 to allow for an increase in the maximum width of monument signs and to increase the amount of allowed fuel pricing signs on the site by establishing provisions within the conditions of the Planned Development district on a site that is located on the northeast corner of McMillen Road and McCreary Road. **ZC 2016-17**

Staff Presentation

Mr. Molina stated that the subject property is located on the northeast corner of McMillen Road and McCreary Road, and is currently developed with a Neighborhood Walmart and Fuel Station. The Planned Development Ordinance 1999-32 was adopted by City Council on October 6, 1999. The requested amendment affects the Commercial Corridor tract of land being Lot 1 and Lot 2, Block A of the Creekside Retail Addition.

The amendment to the PD will allow for a maximum width for monument signs to be eight feet and six inches and for the total amount of fuel pricing signs allowed per site to be four.

Eleven notifications were mailed to surrounding property owners. No comment forms were received in favor or in opposition.

Staff recommends approval of the Planned Development and exhibits as submitted.

Commissioner Ahmed arrived.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Chris Evertz, 1437 S Boulder, Suite 550, Tulsa Oklahoma, representative from the Engineering SGA Design Group, stated that the price reader monument signs will not be moved, but increased in width.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Larson and seconded by Commissioner McCrossin to recommend approval to the City Council regarding an amendment to PD 99-32, property located northeast corner of McMillen Road and McCreary Road ZC 2016-17. Motion carried 6 - 0.

MISCELLANEOUS

Ms. Bradley stated that the next meeting is on February 7, 2017.

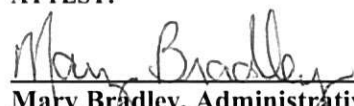
ADJOURNMENT

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin to adjourn the meeting. All Commissioners were in consensus.



Ron Smith, Chair

ATTEST:



Mary Bradley, Administrative Assistant

